



CITY OF SNOHOMISH

Founded 1859, Incorporated 1890

116 UNION AVENUE □ SNOHOMISH, WASHINGTON 98290 □ TEL (360) 568-3115 FAX (360) 568-1375

NOTICE OF REGULAR MEETING

DESIGN REVIEW BOARD

In the
Postmaster Conference Room
Snohomish City Hall
116 Union Avenue

WEDNESDAY

March 9, 2016

7:00 PM

AGENDA

- 7:00 1. **CALL TO ORDER:** Roll Call
- 7:05 2. **PUBLIC COMMENT:** Public comment on items not on the agenda.
- 7:10 3. **APPROVE** the minutes of the February 10, 2016, regular meeting.
- 7:15 4. **ACTION ITEMS**
- a. **DRB File: 16-03-DRB (P. 1)**
Applicant: Pacific Environmental Services
Proposed: New sign plan
Location: 1105 Second Street
- 1) Staff presentation
 - 2) Comments from applicant
 - 3) Public comment
 - 4) DRB deliberation and recommendation
- b. **DRB File: 16-04-DRB (P. 14)**
Applicant: Melvin Kiter
Proposed: Rear porch enclosure
Location: 115 Avenue A
- 1) Staff presentation
 - 2) Comments from applicant
 - 3) Public comment
 - 4) DRB deliberation and recommendation
- c. **DRB File: 16-05-DRB (P. 20)**
Applicant: Tod Johnson

Proposed: Building reface
Location: 121 Glen Avenue

- 1) Staff presentation
- 2) Comments from applicant
- 3) Public comment
- 4) DRB deliberation and recommendation

7:45 5. **DISCUSSION ITEM: INDIVIDUAL DESIGN REVIEWS** (*P. 31*) Staff summary of individual member reviews from the preceding month.

8:00 6. **ADJOURN**

NEXT MEETING: The next regular meeting is scheduled for Wednesday, April 13, 2016, at 7:00 p.m. in the Postmaster Conference Room, Snohomish City Hall, 116 Union Avenue.



CITY OF SNOHOMISH

Founded 1859, Incorporated 1890

116 UNION AVENUE · SNOHOMISH, WASHINGTON 98290 · TEL (360) 568-3115 FAX (360) 568-1375

DESIGN REVIEW BOARD MINUTES

Snohomish City Hall
116 Union Avenue
Postmaster Conference Room

February 10, 2016
7:00 p.m.

Members Present:

Darcy Mertz Krewson
Ed Poquette
Phillip Baldwin

Staff Present:

Brooke Eidem, Associate Planner
Angela Evans, Office Assistant II
Mike Johnson, Public Works

Members Absent:

Yumi Roth
Joan Robinett Wilson

Others Present:

None

1. **CALL TO ORDER** at 7:00 p.m.
2. **PUBLIC COMMENT**

There were no public comments on items not on the agenda.

3. **APPROVE** minutes of the January 13, 2016 meeting:

Mr. Poquette moved to approve the minutes of January 13, 2016 as written. Mr. Baldwin seconded the motion. The minutes were approved 3-0.

4. **ACTION ITEMS**

- a. **Letter to property owner of 1205 Second Street**

In response to last month's citizen concern regarding new signage at 1205 Second Street, staff presented a draft letter from the DRB to property owner Nicole Robinson. The letter is intended to address the concern, but does not request removal of the sign or any modifications to the lease, as both are outside the purview of the City. The letter thanks the owner for the upcoming building restoration effort, and offers to assist her in the form of guidance. Development of a master sign plan is suggested, with which the Board can also offer help. Staff requested if there are no concerns over the letter, that it be signed by Chair Krewson on behalf of the DRB. After

discussion Mr. Poquette moved to approve signing the letter. Mr. Baldwin seconded the motion. The motion passed 3-0.

- b. **DRB File: 16-01-DRB**
Applicant: Mike Johnson for City of Snohomish Public Works
Proposed: Metal carport structures
Location: 1801 First Street

- c. **DRB File: 16-02-DRB**
Applicant: Mike Johnson for City of Snohomish Public Works
Proposed: Metal carport structures
Location: 2115 Second Street

The Board agreed to discuss the two proposals simultaneously, as they are for similar structures and are proposed by the same applicant. The Public Works Department is proposing to install metal carport structures with a shallow roof pitch at both the City Shop site and the Wastewater Treatment Plant (WWTP). Up to six structures are proposed at the City Shop site. Four or five will be located between the existing Conex containers at the center of the site for equipment storage. These will each measure 240 square feet, and 12 feet tall. The sixth structure will be located at the north end of the property to cover the sand and salt mix. It will measure 560 square feet and 17 feet tall, and will be installed over an existing concrete block wall.

At the WWTP the proposed carport structure measures 390 square feet and 17 feet tall. The structure will be located north of the lagoons behind an existing building and will be used for storage of a backhoe. It will not be visible from street.

Staff stated that although both sites are outside the Historic District, the applicant is a government agency so it falls under the purview of the DRB. The WWTP site is zoned industrial, therefore there is only one applicable standard. The City Shop is zoned commercial, so there are several potentially applicable standards. Staff presented the standards, most of which are only moderately applicable due to the industrial use of the site.

Mr. Johnson stated the structures will improve the appearance of the Shop site. Currently when viewed from Second Street, the site is scattered with equipment and other industrial items. The structures will provide a sheltered work area in bad weather in addition to badly needed storage. The cover for the sand and salt mix is a functional need, as the mix is currently in an equipment storage area.

Mr. Baldwin stated the proposal makes a lot of sense, however he was curious if more foliage or vegetation could be planted for screening. Staff explained that there is some mitigation planting just north of the site that was installed in 2010 and is still growing, however because this area is in the flight path of the airfield, any vegetation must be of a relatively low height. Mr. Johnson added that right now the vegetation is looking bare and shaggy, but there will be new growth in the spring. Security is also an issue, as the Police Department wants to maintain visibility to the site from Second Street due to recent problems with theft.

Mr. Poquette also felt that more vegetation would be ideal, but he understands the security issue. Mr. Johnson stated that a few shore pines or similar low planting could be placed along the front of the CSO area next to the rain garden. Mr. Baldwin asked about the proposed roof color. Mr. Johnson stated they will be white to match the other roofs.

Mr. Poquette moved to recommend approval of both applications as proposed. Mr. Baldwin seconded the motion. The motion passed 3-0.

5. DISCUSSION ITEMS: HISTORIC DISTRICT DESIGN STANDARDS UPDATE

Ms. Eidem presented staff's proposed changes to the introduction section of the draft design standards update. At the January meeting, the Board had some additional language that they wanted to include. Staff has attempted to integrate the ideas that the Board requested. Staff requested confirmation that the proposed language is what the board envisioned, and asked if there is anything else to be revised.

Mr. Poquette noted what he observed at the Open Government meeting held earlier this month. He heard a comment about the Design Review Board not being pro-development. This leads him to be even more convinced that the Historic District Design Standards need to encourage growth while preserving historic character. He felt that the standards need to make it clear that the DRB is not here to prevent people from making improvements.

After some Board discussion it was agreed that the draft introduction does a good job of emphasizing the City's long-term commitment to preservation. Several Boardmembers expressed disappointment that members of the public do not typically attend meetings to observe and participate in discussions.

Chair Krewson suggested organizing the document so that preservation sections are located before new construction sections. The Board agreed.

b. INDIVIDUAL DESIGN REVIEWS

There were no individual design reviews conducted during the previous month.

6. ADJOURN at 7:45 p.m.

Approved this 9th day of March, 2016

By: _____
Darcy Mertz Krewson, Chair

Meeting attended and minutes prepared by Angela Evans



CITY OF SNOHOMISH

Founded 1859, Incorporated 1890

116 UNION AVENUE • SNOHOMISH, WASHINGTON 98290 • TEL (360) 568-3115 • FAX (360) 568-1375

DESIGN REVIEW BOARD STAFF REPORT

Design Review Number:	16-03-DRB	Meeting Date	March 9, 2016
Applicant:	David Barone		
Property Address:	1105 Second Street		
Application Date:	February 3, 2016		
Project Description:	New sign plan		

Subject Proposal:

This application is for a conceptual review of a proposed new sign plan for the Shell gas station site at 1105 Second Street. The applicant is proposing to reface the existing freestanding sign in the northeast corner of the site; replace the *Food Mart* and *Service Center* building signs; and replace the *Shell* channel letters from the east and west sides of the fuel canopy with a panel sign depicting the company logo. A yellow accent panel is also proposed along the canopy fascia, with a red light bar directing light back toward the fascia. Fuel pumps will also be refaced with new graphics.

Project Location:

The site is addressed as 1105 Second Street, inside the Historic District.

Land-Use Designation:

Historic Business District

Requested Review:

The applicant has requested a *conceptual* review.

Compliance with the Land Use Development Code - Title 14 SMC

The proposal has not yet undergone a complete review for compliance with Title 14 SMC, however the electronic component of Sign #1 (freestanding sign) is not allowed per SMC 14.245.085B, and Signs #2A and 2B (canopy signs) may not extend above the canopy roof per SMC 14.245.070A.

HISTORIC DISTRICT DESIGN STANDARDS

1.B.2. COMMERCIAL BUILDING STYLE

Building design shall reflect and augment the identity and visual character of Snohomish.
Building design shall not serve to communicate or reflect the corporate identity or

Action Item 4a

product marketed. Corporate identity and product marketed shall be communicated by signage, not by building color or architecture.

Board evaluation: Consistent: Inconsistent: More information needed:

Notes:

Staff comments: Two non-illuminated aluminum composite panels are proposed on the building, on which new signs are proposed to be installed. These panels include the corporate colors of yellow and red. The existing signs that will be replaced incorporated similar panels, however the new ones will be larger, each at 52 feet in width.

1.C.1. INTEGRATE SIGN DESIGN WITH BUILDING DESIGN

Signage design shall be considered as part of the building design.

Board evaluation: Consistent: Inconsistent: More information needed:

Notes:

Staff comments: The building was originally designed as a Chevron station in 1995. Materials on file indicate the existing and proposed sign locations are similar to the original sign plan.

1.C.2. MOUNTING SIGNS ON BUILDINGS

Signs may be mounted on the face of the building, provided the advertising does not detract or overpower the building architecture and scale.

Board evaluation: Consistent: Inconsistent: More information needed:

Notes:

Staff comments: Proposed building-mounted signs include two for the convenience store and two for the fuel canopy. Actual sign area is relatively small, with the exception of the shell panels, which extend above the canopy roofline as proposed.

1.C.3. SIGNS MAY INCORPORATE THE FOLLOWING

Signs may incorporate graphic symbols, logos, and other elements to provide visual interest and theme continuity. However, in order to preserve the 1880-1930s era visual landscape, corporate marketing themes, logos, corporate colors, and prototypes developed after 1930 shall not become a dominant visual feature of the site or building.

Action Item 4a

Board evaluation: Consistent: Inconsistent: More information needed:

Notes:

Staff comments: The existing and proposed signs are clearly corporate in appearance. According to the Shell website, the logo was initially developed as a mussel shell in 1900, and was replaced by a scallop shell in 1904. The yellow and red colors were added in 1948. The logo was revised to the simplified pecten imagery in the 1970s. The existing signage on the building is similar to the proposed new imagery.

The color banding on the canopy will significantly change the appearance of the site. Currently, corporate colors are largely limited to the building, and the canopy is white except for the Shell lettering. The proposed color scheme is proposed for the purposes of attracting attention and branding. Corporate identity features and colors should not dominate the appearance of the site in order to preserve historic character. However, the existing building and canopy are currently not historic in appearance and it is not clear how they may be made historic without appearing false. Further, it is not clear that the proposed banding and lighting scheme will make the site appear less historic. The attachments include a photo of the current canopy and an example of another gas station canopy where the proposed features and colors have been implemented (pg 13). Staff would appreciate the Board's discussion of consistency with the intent of the standard.

1.C.4. MAXIMUM HEIGHT OF POLE MOUNTED SIGNS

The maximum height of pole-mounted signs in the Historic Business District is 13 feet.

Board evaluation: Consistent: Inconsistent: More information needed:

Notes:

Staff comments: The standard is met. The existing freestanding sign is just over ten feet tall. The new signage will not increase the height of this sign.

1.C.6. PREFERRED SIGN MATERIALS

Painted wood with external lighting is the preferred sign material.

Board evaluation: Consistent: Inconsistent: More information needed:

Notes:

Action Item 4a

Staff comments: The proposed signs are aluminum, aluminum composite, and polycarbonate, which is comprised of carbonate and thermoplastic polymers. Several signs are internally illuminated. A yellow panel with a red light bar is proposed along the face of the canopy, with light directed toward the fascia.

1.C.7. READER BOARDS ARE PROHIBITED IN THE HISTORIC DISTRICT

Board evaluation: Consistent: Inconsistent: More information needed:

Notes:

Staff comments: The existing gas price signs are reader board out of necessity. The proposed electronic price signs are prohibited under the sign code, therefore the optional manual tiles will continue use of an existing reader board sign.

1.C.8. ILLUMINATED SIGN REGULATIONS

- b. The total permitted area for an illuminated sign shall be 75% of the total permitted sign area.

Board evaluation: Consistent: Inconsistent: More information needed:

Notes:

Staff comments: This standard cannot be fully evaluated, as the application did not include calculations to determine allowable sign area. It does appear that some increase in area is proposed, particularly on the convenience store signs.

1.C.8. ILLUMINATED SIGN REGULATIONS

- c. The maximum watt density shall be 20 watts per square foot of sign, measured by the total wattage of the lamps used divided by the area of the sign.

Board evaluation: Consistent: Inconsistent: More information needed:

Notes:

Staff comments: The illuminated signs are proposed to be LED. The proposed wattage is not identified in the application materials.

Action Item 4a

1.C.8. ILLUMINATED SIGN REGULATIONS

- d. No more than 20% of the area of an internally illuminated sign shall be covered by the color white or any other pale tint with a light intensity of 80% of the color white. Bare bulb portions of signs shall be defined as the color white.

Board evaluation: Consistent: Inconsistent: More information needed:

Notes:

Staff comments: Several of the proposed signs incorporate bright white, however with the possible exception of signs #3 and 4, the white portion of the signs are opaque and will not be internally illuminated. The Board may wish to clarify whether the white portion of these signs (Food Mart and Service Center) are proposed to be internally illuminated.

1.C.9. PROHIBITED SIGNS

- a. Internally illuminated dagger board perpendicularly projecting signs and hanging signs.
b. Bare tube neon signs mounted on opaque mounting board in dagger board and perpendicularly hanging form.
c. Signs with mirrors or other highly reflective surfaces when combined with on-site lighting devices.

Board evaluation: Consistent: Inconsistent: More information needed:

Notes:

Staff comments: None of the prohibited sign types listed in the standard are proposed.

PLANNING STAFF CONSIDERATIONS:

Gas stations constructed prior to the adoption of the Design Standards are faced with a unique challenge in the Historic District. The function and design are utilitarian, and the architecture is generally reflective of their use. The Historic District currently contains two gas stations: the subject Shell station, and the 76 station at 202 Avenue D; the 7-11 at 1215 Second Street no longer operates fuel pumps. These uses have distinctive demands for signage, particularly the price signs. Under the sign code (Chapter 14.245 SMC), applicants are vested to existing nonconforming signs that were legally established. This allows signs to be maintained and refaced, with the condition that revisions do not increase their nonconformity.



CITY OF SNOHOMISH

Founded 1859, Incorporated 1890

116 UNION AVENUE · SNOHOMISH, WASHINGTON 98290 · TEL (360) 568-3115 FAX (360) 568-1375



APPLICATION FOR DESIGN REVIEW

JOB ADDRESS: 1105 Second Street, Snohomish, WA 98290		HISTORIC DISTRICT
Land Use: 549 Other Retail Trade	Property Designation: FOOD NEC	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Tax #: 00579500700701	# 16-03-DRB

APPLICANT: <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input type="checkbox"/> Architect/Designer <input type="checkbox"/> Other:	
Property Owner: Hysung Co. DBA HomeTown Grocery	Applicant/Contact: Pacific Environmental Services
Address: 1105 Second Street Shell	<input type="checkbox"/> same as owner David Barone
City/St/Zip: Snohomish, WA 98290	Address: 8585 Hwy 20 / P.O. Box #2049
Phone: 360 568 0584	City/St/Zip: Port Townsend, WA 98368
Email: Hysungco@gmail.com	Phone: office (360) 385-4221 cell (425) 864-0318
	Email: dbarone@pacenviro.net

PROJECT DESCRIPTION:

Briefly describe the project and proposed materials below. "Refer to plans" is not appropriate. Use additional sheets if necessary.

<p>Type of Work:</p> <input type="checkbox"/> New Construction <input type="checkbox"/> New Addition <input checked="" type="checkbox"/> Exterior Renovation <input type="checkbox"/> Demolition <input type="checkbox"/> Awning <input checked="" type="checkbox"/> Signage <input type="checkbox"/> Fence <input type="checkbox"/> Landscaping <input type="checkbox"/> Historic District Register <input type="checkbox"/> Special Tax Valuation <input type="checkbox"/> Mobile Vendor <input type="checkbox"/> Other	<p>Remove and replace graphics consistent with corporate image changes.</p> <p>Replace signage with similar new consistent with new corporate image changes</p>
NOTE: Construction, Signs, and Fences require a separate building permit application	

- Conceptual Review** for direction and feedback on a preliminary design, with the understanding that the project will be reviewed in greater detail at a future meeting. Detailed drawings are not required, however no determination will be issued.
- Detailed Review** to obtain a design review determination. Detailed drawings are required. See the Submittal Checklist.

REPRESENTATION AT DRB MEETING:

The representative should have the authority to commit the applicant to make changes that may be suggested or required by the Board.

Name: David Barone	Relationship to applicant: Contractor
Phone # (425) 864-0318	Email: dbarone@pacenviro.net

I hereby certify as applicant that the project will be carried out as approved. If subsequent design changes are made, I understand that the application must be amended and resubmitted for consideration and approval prior to the start of construction.

[Signature]
Signature of Owner or Authorized Agent

THOMAS PARK 2/3/16
Printed Name Date

Action Item 4a

HOMETOWN GROCERY. SNOHOMISH, WA

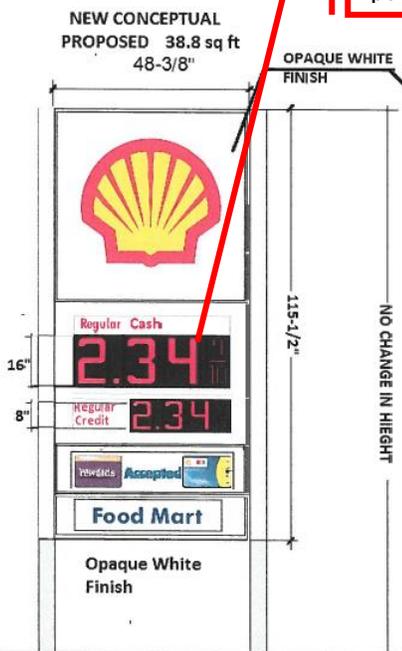
FEB 03 2016
PLANWIN



Electronic changing message signs not allowed in the Historic District per SMC 14.245.085B.



SIGN #1



Optional Manual tile when LED is not allowed

Regular Cash	000 9/10
Regular Credit/Debit	000 9/10

Requires proof of rejection to use.

Sign #3

EXISTING Service Panel is removed



Sign #4

EXISTING Service Panel is removed



EXISTING



NEW

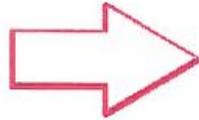


Image Refresh Graphics

Approach > Canopy > Role and Design

Clearly Shell

The Canopy edge branding and treatment are a principal means by which our customers recognize Shell sites. The distinctive use of color and the Shell Pecten help long-distance identification and contribute to the overall Shell branding.

Main Features

The internally-illuminated Pecten on a non-illuminated white panel appears on all RVI Evolution levels. The Level 1 Canopy edge treatment consists of a Shell Yellow curved aluminum or ACM fascia panel attached to a Shell White flat ACM fascia, while an internally-illuminated LED Shell Red bar provides both red illumination to the bar and face illumination to the yellow field.

Corners

Both internal and external corners of the Canopy edge should be exposed with the fascia Branding Strip stopping 300mm (12") short of the corner.



Curved aluminum or ACM fascia

Shell Pecten Panel

Internally illuminated red bar

White fascia panel exposed at corners

Building signs, including canopy signs, may not extend above the roof per SMC 14.245.070A.

Action Item 4a

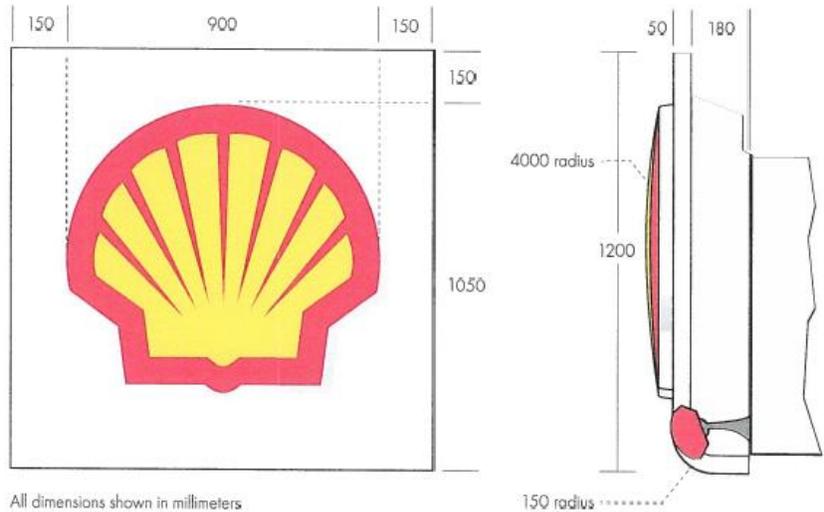
Approach > Canopy > Pecten Panel

Iconic Recognition

The internally-illuminated Canopy edge Pecten Panel provides iconic brand recognition. Constructed from a one-piece molding with a gentle curve to its face, the Pecten projects slightly from the white background panel so that at night a gentle halo is achieved. (Note that the white panel itself is not illuminated.)



As with other forecourt elements, the Pecten Panel has a curved edge that links with the adjacent Canopy fascia. Finished in Shell White, the slim profile panel fixes back to the Canopy's edge.



Application

The Pecten Panel can be used on all Canopy fascias that face on-coming traffic. No more than one Pecten Panel should be used per face of the Canopy. Each panel should be located 1700mm (66.93") from the Canopy edge corner nearest to the road.

Approach > Canopy > Level 1 Canopy Fascia

Level 1

Level 1 is intended to represent the primary sites in a market. However, the actual classification of any retail facility is to be established by the functions in the Operating Unit responsible for marketing development strategy and retail operations.

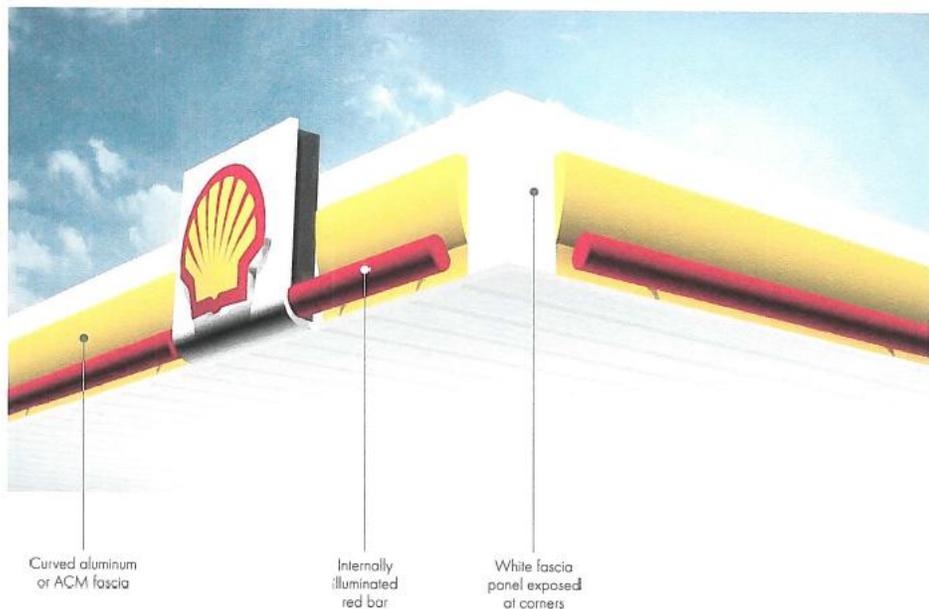
For Level 1 sites, the canopy fascia treatment described below is mandatory, as well as a monolith Prime Sign, unless restricted by local permitting regulations.

Canopy Fascia

The level 1 canopy edge treatment consists of a Shell Yellow curved aluminum or ACM fascia panel attached to a Shell White flat ACM fascia, while an internally illuminated LED Shell Red bar provides both red illumination to the bar and face illumination to the yellow field.

Pecten Panel Illumination

There is no option for a non-illuminated Pecten on the canopy. The Pecten remains illuminated on all levels.



Action Item 4a

Approach > Canopy > Level 1 Canopy Fascia Construction

Modular Design

The Level 1 fascia is constructed from modular lengths that enable off-site manufacture and minimize the requirement of site-specific and specially constructed units. The fascia stops short of the canopy corners to prevent the need for on-site cutting and reduce the fitting time.

Canopy Fascia

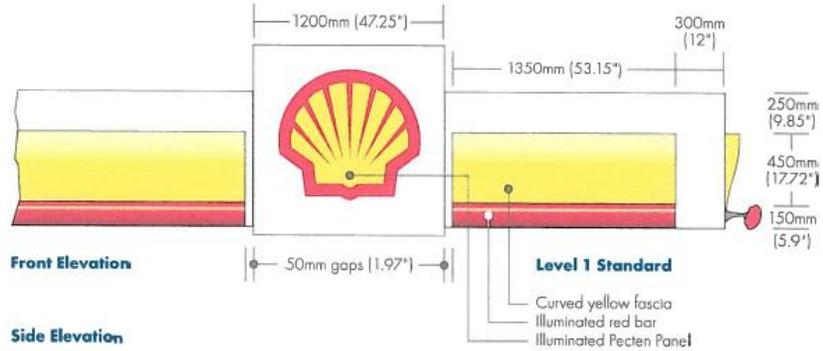
The canopy fascia for Level 1 is finished in Shell White, on top of which a Shell Yellow curved fascia strip is mounted and the illuminated red bar is installed.

Reduced Maintenance

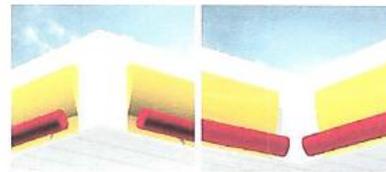
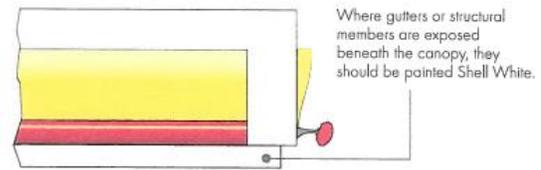
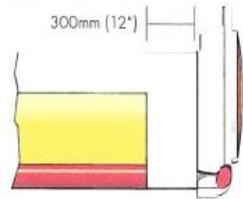
The canopy fascia elements are constructed in such a way as to reduce marking from dirty rainwater and build-up of trapped debris.

The Branding Strip

The Branding Strip is Shell's distinctive combination of a yellow field with a red stripe at the bottom, applied against a white background.



Side Elevation



Corner treatment for all levels for inside and outside fascia corners of extended canopies. Note that in all cases the space between the yellow fascia/red bar combination and the end of the white fascia panel is always 300mm (12").

Approach > Canopy > Canopy Fascia Variations

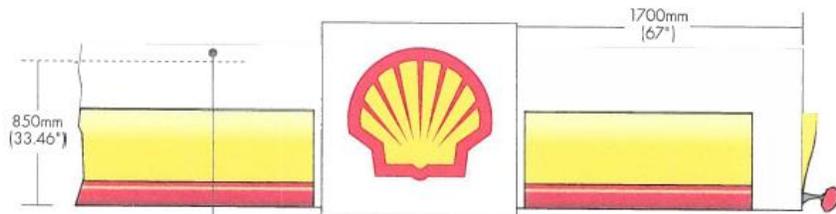
High Fascia

The proportions of the red/yellow fascia Branding Strip are to remain constant for all applications. Where the overall height of the canopy fascia panels exceeds the standard 850mm (33.46"), the canopy fascia above the Branding Strip is to be Shell White. The Pecten Panel should be located 1700mm (67") from the canopy corner.

Extreme Situations: No Branding Strip

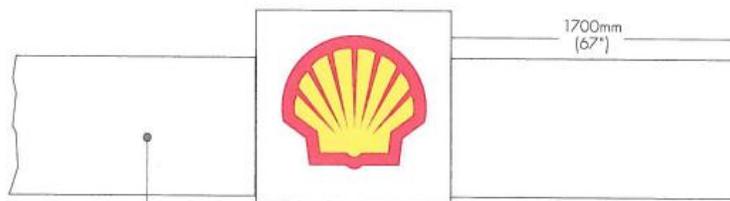
In extreme cases where local zoning boards prohibit the use of yellow as an architectural surface treatment, the canopy is to be surfaced with the material the zoning boards will allow.

In this instance the canopy fascia should feature the Pecten Panel alone, without the Branding Strip. The yellow fascia, illuminated red bars or red vinyl stripes are to be omitted around the entire canopy. The Pecten Panel should be located 1700mm (67") from the canopy corner.



High (Non-standard) Fascia

Any additional fascia above the Shell standard of 850 mm (33.46") should be Shell White.



No Branding Strip

Where local restrictions prohibit Shell Yellow, the Branding Strip is entirely omitted.

Action Item 4a



Staff photo of similar banding and light bar at a Shell station in a different city



Google image of existing site



CITY OF SNOHOMISH

Founded 1859, Incorporated 1890

116 UNION AVENUE • SNOHOMISH, WASHINGTON 98290 • TEL (360) 568-3115 • FAX (360) 568-1375

DESIGN REVIEW BOARD STAFF REPORT

Design Review Number:	16-04-DRB	Meeting Date	March 9, 2016
Applicant:	Melvin Kiter		
Property Address:	115 Avenue A		
Application Date:	February 7, 2016		
Project Description:	Rear porch enclosure		

Subject Proposal:

The applicant is proposing to enclose the rear porch of a structure that was constructed in 1905, according to the Snohomish County Assessor. The rear portion of the converted single family home appears to be a more recent addition to the original structure, with a small covered porch measuring approximately 50 square feet. Two doors lead into the building from this porch. A 1995 proposal added the interior floor area on the north side of the porch. The current proposal is to convert the porch area to heated space, bumping out exterior walls to align with the existing south and east-facing walls. Existing siding will be reused, as well as the existing east-facing door, which will open onto the wooden stairway. The applicant has stated that if the existing siding is not sufficient to cover the area, or if any is damaged during construction, similar siding will be used to match existing materials as closely as possible.

Project Location:

The site is addressed as 115 Avenue A, inside the Historic District.

Land-Use Designation:

Historic Business District

Requested Review:

The applicant has requested a *detailed* review.

Compliance with the Land Use Development Code - Title 14 SMC

The proposal does not appear to conflict with development regulations in Title 14 SMC.

1.B.2. COMMERCIAL BUILDING STYLE

A building's style shall be consistent throughout; details from different eras shall not be mixed on a single building.

Action Item 4b

Board evaluation: Consistent: Inconsistent: More information needed:

Notes:

Staff comments: The standard appears to be met. No new details are proposed. The overall structure appears to be the American Farmhouse style, which is generally characterized by its simplicity in shape and detail. The proposed enclosure is likewise very simple.

1.B.2. COMMERCIAL BUILDING STYLE

Appropriate building materials.

Board evaluation: Consistent: Inconsistent: More information needed:

Notes:

Staff comments: The standard is met. The applicant is proposing to reuse existing building materials, or to match them with similar materials. The Board may wish to verify what specific material would be used, should new siding be necessary.

THE SECRETARY OF THE INTERIOR’S STANDARDS FOR REHABILITATION

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

PLANNING STAFF CONSIDERATIONS:

Staff has no particular concerns about the proposal. It does not appear that the porch is a character-defining feature of the structure. It is located on a portion of the building that was added more recently, in a location with limited off-site views. Existing materials will be retained and reused, and/or matched. The new exterior walls will be without adornment or articulation, however there is an existing window on the south side that appears to be less than 12 inches from the addition area. The east side will be approximately 16 feet wide after the project is complete, and will include the door.



CITY OF SNOHOMISH

Founded 1859, Incorporated 1890

116 UNION AVENUE · SNOHOMISH, WASHINGTON 98290 · TEL (360) 568-3115 FAX (360) 568-1375

APPLICATION FOR DESIGN REVIEW

JOB ADDRESS: 115 AVE A		HISTORIC DISTRICT
Land Use Designation:	Property Tax #: 00579500501302	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No # 16-04-DRB

APPLICANT: <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input type="checkbox"/> Architect/Designer <input type="checkbox"/> Other:	
Property Owner: MELVIN KITER	Applicant/Contact: <input checked="" type="checkbox"/> same as owner
Address: 12513 Chain Lk Rd.	Address:
City/St/Zip: Snohomish WA. 98290	City/St/Zip:
Phone: 425-343-8477	Phone:
Email: dkiter2@hotmail.com	Email:

PROJECT DESCRIPTION:

Briefly describe the project and proposed materials below. "Refer to plans" is not appropriate. Use additional sheets if necessary.

<p>Type of Work:</p> <input type="checkbox"/> New Construction <input type="checkbox"/> New Addition <input checked="" type="checkbox"/> Exterior Renovation <input type="checkbox"/> Demolition <input type="checkbox"/> Awning <input type="checkbox"/> Signage <input type="checkbox"/> Fence <input type="checkbox"/> Landscaping <input type="checkbox"/> Historic District Register <input type="checkbox"/> Special Tax Valuation <input type="checkbox"/> Mobile Vendor <input type="checkbox"/> Other	<p>Enclosing Existing Porch: East Using existing siding existing door Adding window Insulate / Plaster board Interior wall No electrical No Plants to be moved. Removing Window Replacing with Door north Removed from proposal 2/25/16</p>
--	---

NOTE: Construction, Signs, and Fences require a separate building permit application

Conceptual Review for direction and feedback on a preliminary design, with the understanding that the project will be reviewed in greater detail at a future meeting. Detailed drawings are not required, however no determination will be issued.

Detailed Review to obtain a design review determination. Detailed drawings are required. See the Submittal Checklist.

REPRESENTATION AT DRB MEETING:

The representative should have the authority to commit the applicant to make changes that may be suggested or required by the Board.

Name:	Relationship to applicant:
Phone #	Email:

I hereby certify as applicant that the project will be carried out as approved. If subsequent design changes are made, I understand that the application must be amended and resubmitted for consideration and approval prior to the start of construction. By signing below I further certify that I have read and understand the Historic District Design Standards that are applicable to my project.

Jaed S...
Signature of Owner or Authorized Agent

Jacqueline Kiter
Printed Name

2/01/2016
Date

Action Item 4b



Action Item 4b



East-facing door, proposed to be relocated to new outer wall.

Action Item 4b



Image from City files shows the rear porch before the 1995 addition to the north side.



CITY OF SNOHOMISH

Founded 1859, Incorporated 1890

116 UNION AVENUE • SNOHOMISH, WASHINGTON 98290 • TEL (360) 568-3115 • FAX (360) 568-1375

DESIGN REVIEW BOARD STAFF REPORT

Design Review Number:	16-05-DRB	Meeting Date	March 9, 2016
Applicant:	Tod Johnson		
Property Address:	121 Glen Avenue		
Application Date:	February 24, 2016		
Project Description:	Building reface		

Subject Proposal:

The applicant is proposing various improvements to the former church building at 121 Glen Avenue. According to City files, the 5,040 square foot structure was built in 1986 as a multi-tenant retail development. Building dimensions are 120 feet by 42 feet. The proposed new use is a self-serve Laundromat, and will encompass the entirety of the space. Exterior improvements include four new parapets on the west façade. The exterior will be refaced with new stucco with a metal coping. Windows on the south façade are proposed to be removed. Two windows on the west façade will be removed, the others replaced with new aluminum windows in a smaller dimension, increasing the height of the wall area beneath to 36 inches. Metal canopies are proposed over the entry and five of the seven front-facing windows. Window canopies will be open to below; the entry canopy will include a corrugated metal roof, obscured from view by a ten-inch metal fascia. Steel pergola structures with concrete bases are proposed in front of the remaining two windows. New gooseneck light fixtures are proposed along the building face with a galvanized finish. Glass blocks are proposed to flank the glazed double entry. North and west façades are located on property lines, and are not proposed for treatment.

Six new trees will be installed in existing tree grates in the sidewalk next to the building on the west and south. Proposed species is Cherokee Chief Dogwood. Planter beds located beneath windows will be planted with seasonal plants. The parking lot will be patched and repaved.

The applicant has also requested a conceptual review of proposed signage. Three wall signs are proposed. One is above the entry with the company logo, described as an internally-lit sign cabinet with a Lexan face and translucent graphics. The other two say *Laundromat*, are located above the pergola structures, and are described as high density urethane foam letters with a satin painted finish. Two clear, hinged cases are proposed for poster display. These would be regulated as signs, and would require review each time the poster is changed. It is unclear whether the applicant wishes to reface the existing freestanding sign located in the parking lot.

Project Location:

The site is addressed as 121 Glen Avenue, inside the Historic District.

Action Item 4c

Land-Use Designation:

Historic Business District

Requested Review:

The applicant has requested a *detailed* review.

Compliance with the Land Use Development Code - Title 14 SMC

The proposal does not appear to conflict with development regulations in Title 14 SMC.

1.B.2. COMMERCIAL BUILDING STYLE

Each façade shall be finished with architectural detail.

Board evaluation: Consistent: Inconsistent: More information needed:

Notes:

Staff comments: The standard does not appear to be met. The south façade on Pearl Street currently has two large recessed windows. As proposed the façade will be an unarticulated wall with a mandoor on the far east side and two trellis structures.

1.B.2. COMMERCIAL BUILDING STYLE

Building design shall reflect and augment the identity and visual character of Snohomish.

Board evaluation: Consistent: Inconsistent: More information needed:

Notes:

Staff comments: Apart from the south façade, the proposal furthers consistency with the standard.

1.B.2. COMMERCIAL BUILDING STYLE

A building's style shall be consistent throughout; details from different eras shall not be mixed on a single building.

Board evaluation: Consistent: Inconsistent: More information needed:

Notes:

Action Item 4c

Staff comments: The standard appears to be met. The proposed design is consistent with the original building, while altering the shape in a uniform manner.

1.B.2. COMMERCIAL BUILDING STYLE

Appropriate building materials include brick, wood, stucco, stone, cast iron storefronts, and metal roofs. Building materials for new buildings shall support the existing character of older (100+ years) buildings, by having a projected physical life cycle of 100+ years.

Board evaluation: Consistent: Inconsistent: More information needed:

Notes:

Staff comments: Proposed materials include stucco, metal, concrete, glass blocks, and aluminum windows.

1.B.2. COMMERCIAL BUILDING STYLE

Undifferentiated façades shall not exceed 20 feet horizontally or 15 feet vertically.

Board evaluation: Consistent: Inconsistent: More information needed:

Notes:

Staff comments: As proposed, the Pearl Street side of the building is a nearly 42-foot wide, undifferentiated façade. The Board may wish to recommend a condition of approval that some treatment is added to this façade.

1.B.2. COMMERCIAL BUILDING STYLE

Blank façades shall not be visible to public spaces.

Board evaluation: Consistent: Inconsistent: More information needed:

Notes:

Staff comments: The proposed blank wall area on the south side faces Pearl Street. The east and north facades are similarly blank, however these façades are located on property lines and do not face a public way.

Action Item 4c

1.B.5. WINDOWS

Display windows on the ground floor of retail and commercial buildings shall be the predominant surface on the first story, typical of original Snohomish commercial buildings.

Board evaluation: Consistent: Inconsistent: More information needed:

Notes:

Staff comments: Although the applicant is proposing to decrease total window area by removing two and altering the remaining window dimensions, window area remains a dominant feature on the front of the building. Total window area appears to exceed 50% of the front façade.

1.B.5. WINDOWS

Windows shall not be darkened by use of applied films at street level.

Board evaluation: Consistent: Inconsistent: More information needed:

Notes:

Staff comments: It is unclear from the application materials that this standard is met. The Board may wish to confirm with the applicant that the proposal does not include the use of darkened windows.

PLANNING STAFF CONSIDERATIONS:

Apart from the unarticulated south façade, staff does not have any particular concerns with the proposal. The proposed alterations improve the building's massing and articulation on the west façade. The Board may wish to recommend a condition of approval that the south façade is treated in some manner. If window removal is a requirement of the interior configuration, the windows could be removed and walled in from the inside, creating dimensionality and shade relief. Another option may be a materials change that would provide some visual interest from the street. The applicant has been notified of the issue and is planning to bring several options to the meeting for discussion.

The applicant completed a design review self-assessment form as part of the application submittal. A majority of the items are either scored as "fully compliant" or "not applicable". Undifferentiated façades, applicable window standards, pre-1930s sign graphics, and sign illumination were scored as "moderately compliant" (4 out of 5). Sign materials was scored as "neutral" (3 out of 5).



CITY OF SNOHOMISH

Founded 1859, Incorporated 1890

116 UNION AVENUE · SNOHOMISH, WASHINGTON 98290 · TEL (360) 568-3115 FAX (360) 568-1375

APPLICATION FOR DESIGN REVIEW

JOB ADDRESS: 121 GLEN AVE		HISTORIC DISTRICT
Land Use Designation:	Property 00579401900100 Tax #: 00579401900200	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No # 16-05-DRB

APPLICANT: <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input type="checkbox"/> Architect/Designer <input type="checkbox"/> Other:	
Property Owner: BJS INVESTMENT GROUP LLC	Applicant/Contact: <input type="checkbox"/> same as owner TOD A JOHNSON
Address: 29215 NE 12 th ST	Address: P.O. BOX 549
City/St/Zip: CARNATION WA 98014	City/St/Zip: CARNATION WA 98014
Phone: 206-794-2032	Phone: 206-794-2032
Email: JAYJ148@COMCAST.NET	Email: LTJOHN@CENTURYTEL.NET

PROJECT DESCRIPTION:

Briefly describe the project and proposed materials below. "Refer to plans" is not appropriate. Use additional sheets if necessary.

Type of Work:	PERFORM EXTERIOR RENOVATION TO INCLUDE PARAPIT
<input type="checkbox"/> New Construction	HEIGHT CHANGES ON THE FRONT OF THE BUILDING.
<input type="checkbox"/> New Addition	CHANGE THE SIZE AND LOCATION OF WINDOWS
<input checked="" type="checkbox"/> Exterior Renovation	WITH ENERGY ENHANCED MATERIALS.
<input type="checkbox"/> Demolition	THE EXISTING STUCCO TEXTURE AND FINISHES ON
<input type="checkbox"/> Awning	THE BUILDING WILL REMAIN.
<input checked="" type="checkbox"/> Signage	EXISTING LANDSCAPING WILL REMAIN AS IS WITH
<input type="checkbox"/> Fence	THE ADDITION OF TREE'S IN THE EXISTING
<input type="checkbox"/> Landscaping	TREE GRATES IN THE SIDEWALKS.
<input type="checkbox"/> Historic District Register	AWNINGS WILL CHANGE FROM FABRIC TO STEEL
<input type="checkbox"/> Special Tax Valuation	REQUEST SIGNAGE CONCEPTUAL REVIEW
<input type="checkbox"/> Mobile Vendor	NOTE: Construction, Signs, and Fences require a separate building permit application
<input type="checkbox"/> Other	

Conceptual Review for direction and feedback on a preliminary design, with the understanding that the project will be reviewed in greater detail at a future meeting. Detailed drawings are not required, however no determination will be issued.

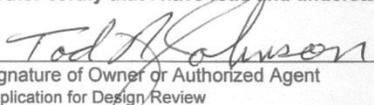
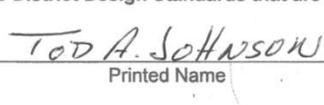
Detailed Review to obtain a design review determination. Detailed drawings are required. See the Submittal Checklist.

REPRESENTATION AT DRB MEETING:

The representative should have the authority to commit the applicant to make changes that may be suggested or required by the Board.

Name: TOD A. JOHNSON	Relationship to applicant: MANAGER
Phone # 206-794-2032	Email: LTJOHN@CENTURYTEL.NET

I hereby certify as applicant that the project will be carried out as approved. If subsequent design changes are made, I understand that the application must be amended and resubmitted for consideration and approval prior to the start of construction. By signing below I further certify that I have read and understand the Historic District Design Standards that are applicable to my project.



2-24-16
 Signature of Owner or Authorized Agent Printed Name Date
 Application for Design Review

April 2014

Action Item 4c



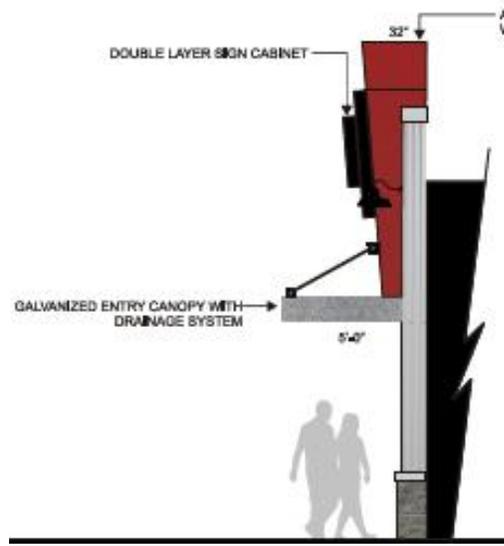
West/front elevation (Glen Avenue)



Proposed west elevation (close-up images follow; larger versions of this image will be provided at the meeting)



Action Item 4c



Proposed entry profile

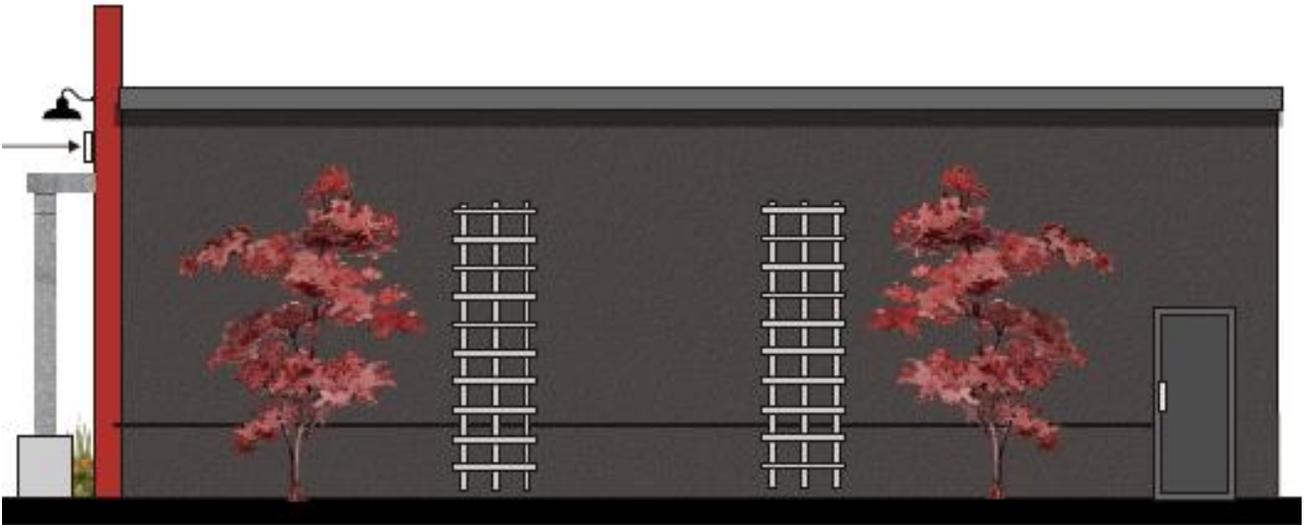


Proposed entry close-up

Action Item 4c



South elevation (Pearl Street)

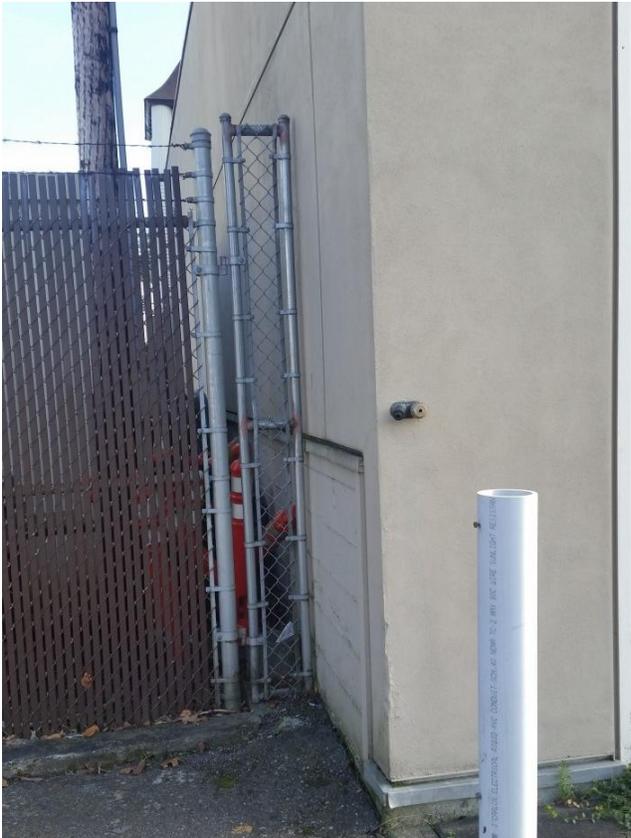


Proposed south elevation

Action Item 4c

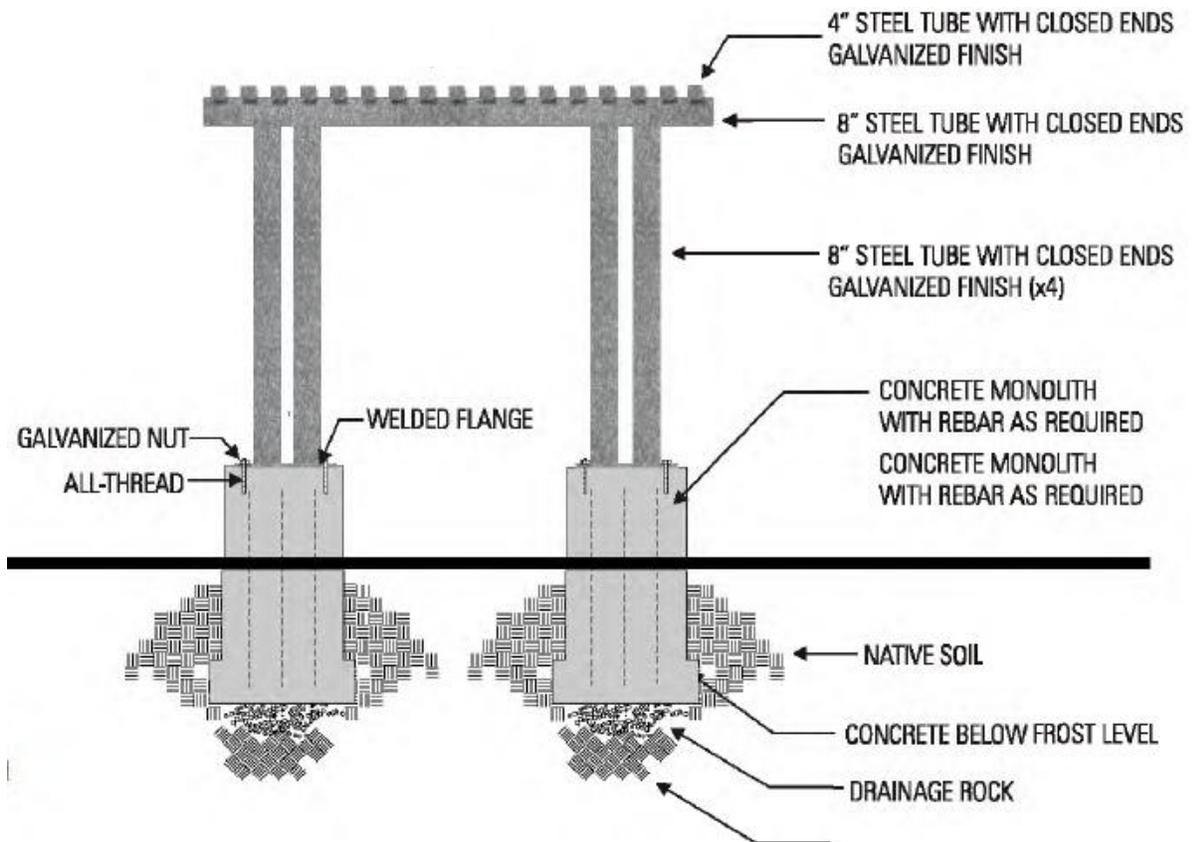


East elevation

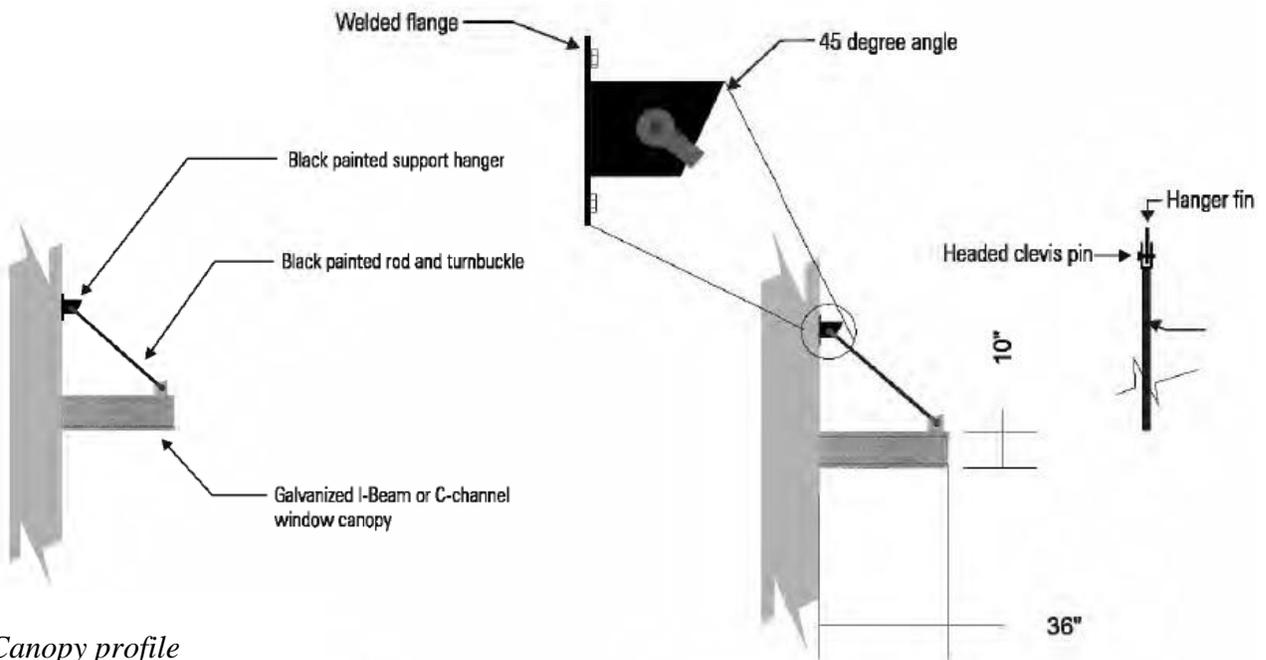


North elevation

Action Item 4c



Pergola detail

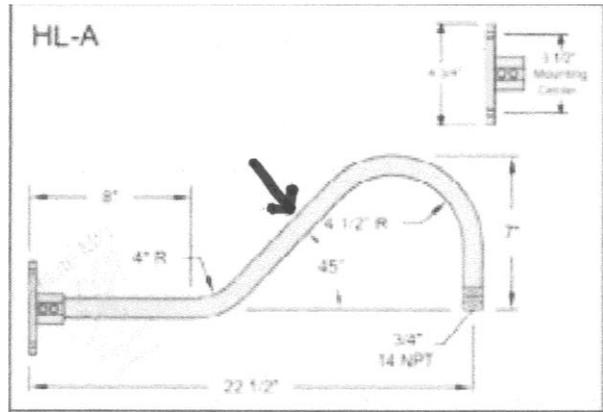


Canopy profile

Action Item 4c



Sign logo



Lighting bracket



**HI-LITE MFG.
CO., INC**

13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Toll Free: (800) 465-0211
Fax: (909) 465-0907
web: www.hilitemfg.com
e-mail: sales@hilitemfg.com

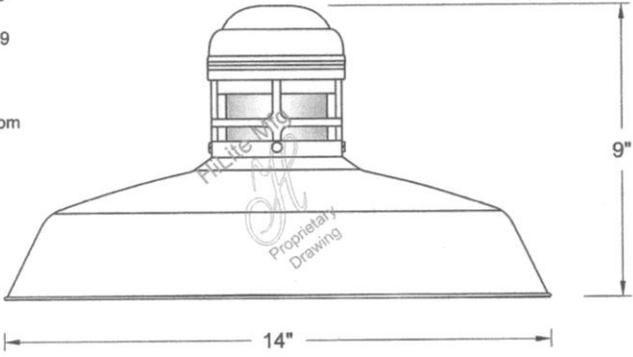
H-15414

**Cast Guard Warehouse
Shade Collection**

Job Name: _____

Type: _____

Quantity: _____



FINISH -Multi-stage pretreatment procedure using materials of polyester/polished powder coat, baking enamel liquid, raw metals, and galvanized finishes.

Standard Finishes are: 91(Black), 93(White), 95(Dark Green), 96(Galvanized), BR47(Powder Coat Rust), BK01(Black Texture), GN20(Powder Coat Patina).

Upgraded Finishes are: 29, 66, 82, 90, 92, 94, 97, 99, 100, 103, 104, 105, 110, 112, 113, 114, 115, 117, 118, 119, 120, 127, 128, 129, 133, 134, 135, 136, 98, 101, 102, 137, 138, 139, 140, 121, 122, 123, 124, 125, 126, 11, 01, 22, 25, 33, 77, 89, 24, 44, 48, 49.

(Custom finishes available).

For interior finish of fixture refer to color chart on pages 344-348.

MOUNTING - Cord, Stem, Arm, and Flush mounting available.

ACCESSORIES - SK(Swivel Knuckle) and FX(Flexible tubing for cord mounted fixture only) available.

REFLECTOR - Heavy duty, spun shade, aluminum 6061-0 and/or 1100-0, galvanized 22 gauge, steel 20/22 gauge, copper 032/040 and brass 032/040 construction. Dependant on finish.

SOCKETS/LAMPS - Available in:

- Incandescent
 - rated 100 watt max/120 volt, medium base.
- Compact Fluorescent(CFL)
 - rated 13/18/26/32 watt max/120/277 volt, GX24Q base.
- Metal Halide(MH)
 - rated 35/50/70/100 watt max/120/208/240/277 volt, medium base, 4KV socket.
- High Pressure Sodium(HPS)
 - rated 50/70/100 watt max/120/277 volt, medium base.
- Light-Emitted Diode(LED2)
 - See LED specification sheet.
- Light-Emitted Diode(LED1)
 - See LED specification sheet.

LENS OPTION - CLR(Clear), RIB(Clear Ribbed), FR(Frost), RD(Red), BL(Blue), GRN(Green), AM(Amber) and AMC(Amber Crackle) available.

Light fixture

Discussion Item 5

Date: March 3, 2016

To: Design Review Board

From: Brooke Eidem, Associate Planner

Subject: Summary of Individual Member Design Reviews – February 4, 2016 – March 3, 2016

There were no individual reviews conducted the previous month.